

# Public Notice

U.S. Army Corps of Engineers, Norfolk District

---

September 26, 2005

CENAO-TS-REG  
05-V2151

## FEDERAL PUBLIC NOTICE

The District Engineer and the Virginia Department of Environmental Quality have received a joint application for Federal and State permits as described below:

### APPLICANT

Stafford Associates, LTD, Partnership #2  
C/o Robert Kaufman  
1615 M Street NW, Suite 850  
Washington DC 20036

WATERWAY AND LOCATION OF THE PROPOSED WORK: The project site is located on the southern side of Courthouse Road and west of Colonial Forge High School in Stafford County, Virginia. The property drains toward the Accokeek Creek and its tributaries within the Lower Potomac watershed.

PROPOSED WORK AND PURPOSE: The prospective permittee plans to construct a 210-acre residential subdivision on the property. Construction activities necessary to complete the proposed development would entail site grading to allow for the County-planned connection of Woodcutter's Road through the community, building pad sites, and access roads to residential lots. This site grading would result in the loss of waters of the United States to the following: 0.04-acres of palustrine forested wetlands, 0.04-acre of palustrine open water, 2,085-linear feet (0.57-acre) of perennial stream, and 1,800-linear feet (0.25-acre) of intermittent stream. The applicant is proposing to purchase 0.12 credits from an approved wetland mitigation bank for the unavoidable loss of 0.04 forested wetlands at a 2:1 ratio and 0.04 credits for 0.04-acre of open water wetlands at a 1:1 ratio. The applicant is proposing to restore and stabilize the banks on 2,325-linear feet of Accokeek Creek that runs through the project site for impacts to waters of the United States.

In addition to the required Department of the Army permit, the applicant must obtain a Virginia Water Protection Permit from the Virginia Department of Environmental Quality (DEQ) assuring that applicable laws and regulations pertaining to water quality are not violated.

AUTHORITY: Permits are required pursuant to Sections 401 and 404 of the Clean Water Act (Public Law 95-217) and Title 62.1 of the Code of Virginia.

FEDERAL EVALUATION OF APPLICATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed

activity on the public interest. The decision will reflect the national concern for both protection and utilization of important resources. The benefits that reasonably may be expected from the proposal must be balanced against its reasonably foreseeable detriments. All of the proposal's relevant factors will be considered, including conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use classification, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people. The Environmental Protection Agency's "Guidelines for Specification of Disposal Sites for Dredged or Fill Material" will also be applied (Section 404(b)(1) of the Clean Water Act).

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. Anyone may request a public hearing to consider this permit application by writing to the District Engineer within 30 days of the date of this notice, stating specific reasons for holding the public hearing. The District Engineer will then decide if a hearing should be held.

Preliminary review indicates that: (1) no environmental impact statement will be required; (2) no species of fish, wildlife, or plant (or their critical habitat) listed as endangered or threatened under the Endangered Species Act of 1973 (PL 93-205) will be affected; and (3) no known properties eligible for inclusion or included in the National Register of Historic Places are in or near the permit area, or would likely be affected by the proposal. Additional information might change any of these findings. For compliance with the Coastal Zone Management Act of 1972, as amended, the applicant must certify that federally licensed or permitted activities affecting Virginia's coastal zone (Tidewater) will be conducted in a manner consistent with the Virginia Coastal Resources Management Program (VCP). For more information or to obtain a list of the enforceable programs of the VCP, contact the Department of Environmental Quality, Office of Environmental Impact Review at (804) 698-4330 or e-mail: [elirons@deq.state.va.us](mailto:elirons@deq.state.va.us).

**STATE EVALUATION OF APPLICATION:** To comply with Section 401 of the Clean Water Act (the Act), any applicant for a Corps permit for a proposal, which may result in a discharge to State waters must provide the Corps with a certification from the Virginia Department of Environmental Quality (DEQ). The DEQ must certify that water quality will be maintained in accordance with State Water Control Law (state law) and that the activity will comply with the applicable provisions of Sections 301, 302, 303, and 306 and 307 of the Act. A certification must set forth any effluent limitations and other limitations, conditions and/or requirements needed to assure compliance with the Act itself and with other appropriate requirements of state law. In Virginia, the 401 Water Quality Certification is issued as a Virginia Water Protection Permit.

COMMENT PERIOD: Comments on this project should be made in writing, addressed to the Norfolk District, Corps of Engineers Potomac Field Office, PO Box 1704, Leonardtown, Maryland 20650, and should be received by the close of business on October 26, 2005.

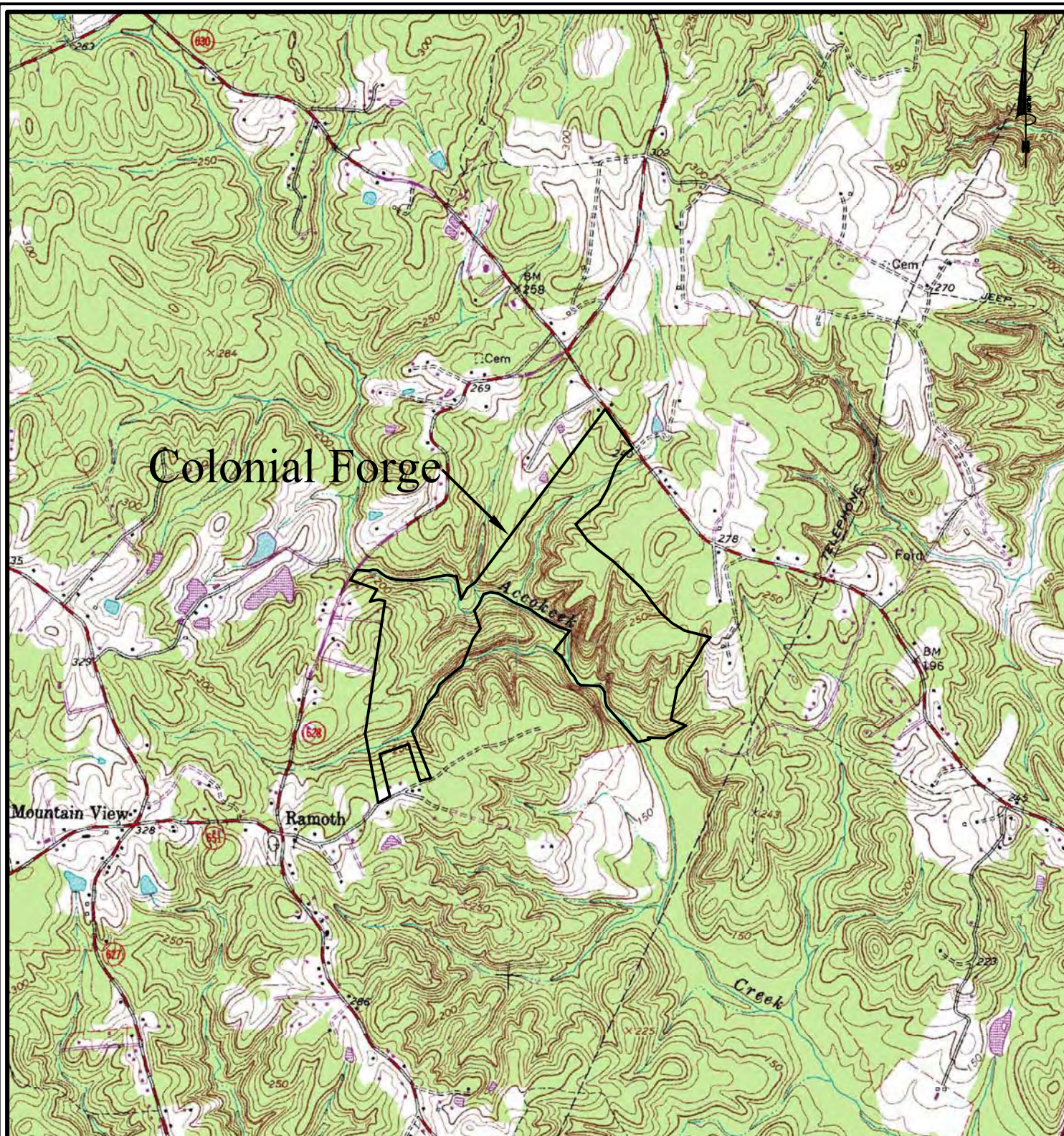
If you have any questions about this project or the permit process, call:

U. S. Army Corps of Engineers  
Ms. Regena Bronson at 301.475.2720

FOR THE DISTRICT ENGINEER:

BRUCE F. WILLIAMS  
Chief, Northern Virginia  
Regulatory Section





SCALE: 1"=2,000'

DATE: September 2005

**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd. Phone: (703) 464-1000  
14020 Thunderbolt Place Suite 300 Fax: (703) 481-9720  
Chantilly, Virginia 20151 [www.bowmanconsulting.com](http://www.bowmanconsulting.com)

○ Bowman Consulting Group, Ltd.

USGS Quadrangle Map  
**Colonial Forge**  
38°25'54"N, 77°27'29"W Stafford USGS Quad Map  
Accokeek Creek Watershed, HUC 02070011 - Lower Potomac  
Stafford County, Virginia

STAFFORD ASSOCIATES LIMITED PARTNERSHIP #2  
1615 M Street NW, Suite 850  
Washington, DC 20036  
202.429.6900





Impact #	Location of Impact	R3		R4		PRO		POW	
		LF	SF	Ac	LF	SF	Ac	SF	Ac
1	Courthouse Road-Culvert Extension	75	369	0.01					
2	Woodcutters Road-Crossing	380	5,790	0.13		1,804	0.04		
3	Section 1 Road-Crossing			325	1,778	0.04			
4	Woodcutters Road-Crossing			110	427	0.01			
5	Woodcutters Road-Crossing	380	3,421	0.08					
6	Section 2 Road-Crossing			315	1,408	0.03			
7	Section 2 Road-Crossing			305	2,623	0.06			
8	Woodcutters Road-Crossing	270	1,990	0.05					
9	Section 9 Road-Lo-Crossing			725	4,856	0.11			
10	Section 6 Road-Crossing	365	3,605	0.08					
11	Section 6 Road-Crossing	290	5,779	0.13				1,778	0.04
12	Woodcutters Road-Crossing	325	3,713	0.09					
13	Woodcutters Road-Crossing								
Total Permanent Impacts		2,085	24,667	0.57	1,800	11,072	0.25	1,804	0.04
Permanent Impacts: 3,885 LF (0.82 acres) of stream and 0.08 acres of wetlands, for a total of 0.90 acres of stream/wetlands.									

- Legend**
- Property Boundary
  - Index Contours
  - Contours (C=2)
  - Proposed Impact
  - Perennial Stream (R3)
  - Intermittent Stream (R4)
  - Palustrine Forested Wetlands (PRO)
  - Palustrine Open Water (POW)
  - Resource Protection Area (RPA)

**Notes**

- Property boundary, topographic, planimetric, and wetlands information provided by Greenhorne & O'Mara, Inc. (G&O) on January 5, 2005. Proposed site plan provided by G&O on May 11 and July 5, 2005. Proposed Woodcutters Road plan provided by G&O on August 31, 2005.
- Wetland boundaries were delineated by G&O in April 2003 and subsequently approved by the U.S. Army Corps of Engineers during a Jurisdictional Determination dated October 15, 2003 (CDE Project #03-CDD2-45).
- Wetland boundaries were mapped by G&O in April 2003 using a differential GPS unit capable of submeter accuracy.
- The Resource Protection Area (RPA) was determined by Bowman Consulting Group, Ltd. (BCG) based on the requirements outlined in Section 28-620(b) of the Stafford County Chesapeake Bay Preservation Area Overlay District Ordinance, as well as the results of a Perennial Flow Evaluation study completed by BCG in January 2005.
- See the Conceptual Stream Compensation Plan for more detailed information concerning the proposed Onsite Stream Restoration Area.
- See impact planview and cross-section drawings for more detailed information.

For Permitting Purposes Only

WETLAND IMPACT LOCATION MAP

**COLONIAL FORGE**

STAFFORD COUNTY, VIRGINIA

PREPARED FOR STAFFORD ASSOCIATES LIMITED PARTNERSHIP #2

Bowman Consulting Group, Ltd.  
14020 Thunderbolt Place  
Suite 300  
Chantilly, Virginia 20151

Phone: (703) 464-1000  
Fax: (703) 481-8720  
www.bowmanconsulting.com

**Bowman**  
CONSULTING

DATE: 05/28/2005  
PROJECT: ALF  
SCALE: H: 1"=500'  
V: 1"=100'

DATE: August 2005  
FILE No. 3471-01-002

SHEET 1 OF 1